

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0130-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** allow attached sidewalks.

DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-201-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Feather Duster Court where a 10 foot wide landscape area is required per Section 30.04.01D (a 100% reduction).
2. Allow an attached sidewalk along Feather Duster Court where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.01
- Project Type: Single-family residential development
- Number of Lots/Units: 39
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,324/8,508
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,708 (minimum)/3,023 (maximum)

Site Plans

The plans depict a single-family residential development consisting of 39 residential lots and 7 common lots on 5.01 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,324 square feet and 8,508 square feet, respectively. Lots 1 through

13 are along the west side of the subdivision and are accessed from a private street (A Street), which connects to Patrick Lane to the south. Lots 14 through 21 are along the north side of the subdivision and are accessed via Feather Duster Court to the north, which is a public street culminating in a cul-de-sac. Lots 22 through 39 are along the east side of the subdivision and are accessed via 2 private streets (B Street and C Street) that are accessed from the main private street of the subdivision (A Street) and terminate in cul-de-sacs. All of the internal private streets feature 4 foot wide attached sidewalks on 1 side.

Landscaping

A landscape area consisting of a 5 foot wide detached sidewalks with 5 foot wide landscaping strips on both sides is proposed along Patrick Lane to the south, while a 5 foot wide attached sidewalk with no landscaping is proposed along Feather Duster Court to the north. The street landscaping along Patrick Lane consists of large trees, shrubs, and groundcover.

Elevations & Floor Plans

The elevations and floor plans show 4 different floor plan models with 4 possible exterior designs for the homes. All models are 2 stories tall with a peak height up to 25 feet, consisting of painted stucco, variable rooflines featuring concrete tile or metal, window pop-outs, and sliding glass rear doors. The models shown range in size from 2,708 square feet up to 3,023 square feet spread across 2 stories. Each model has a minimum of 3 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, and flex rooms customizable for offices, lofts, or additional bedrooms. All homes also feature garage space for 2 cars.

Applicant's Justification

The applicant states that Feather Duster Court is part of an existing residential subdivision, and features an existing attached sidewalk with no street landscaping. To be consistent with the existing abutting subdivisions, an attached sidewalk with no street landscaping is proposed along Feather Duster Court.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|-------------|
| VS-1568-01 | Vacated and abandoned easements of interest to Clark County - expired | Approved by PC | June 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|---|----------------------------------|--|
| North, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| South | Business Employment | IP | UNLV Foundation Research Complex & undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-25-0128 | A zone change from RS20 to RS3.3 is a companion item on this agenda. |
| VS-25-0129 | A vacation and abandonment of a portion of right-of-way is a companion item on this agenda. |
| TM-25-500028 | A tentative map for 39 single-family residential lots and common lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

While staff can understand that a portion of Feather Duster Court is already developed without street landscaping, staff finds that street landscaping can still be provided for the portion that is the subject of this application. The elimination of required street landscaping is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff has no objection to the architectural designs of the proposed residences, which are compatible with existing residences in the area. However, since staff is not supporting the waivers of development standards and the tentative map, staff cannot support the design review.

Public Works - Development Review**Waiver of Development Standards #2**

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Feather Duster Court. The site has no existing off-sites improvements; therefore, there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of a cul-de-sac for Feather Duster Court;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Patrick Lane improvement project;

- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0028-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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